



Exwick Hill, Exeter
Guide Price £595,000





24 Exwick Hill

Exeter, EX4 2AQ

A beautifully presented detached home in historic Exwick. The property has four double bedrooms, three reception rooms, a sun room, kitchen and utility. There are two bathrooms and beautifully kept gardens outside. The property has wonderful character features and will be perfect for anyone looking for a spacious home with mature gardens, within close proximity to the city centre.

- A BEAUTIFUL DETACHED HOUSE
- BELIEVED TO HAVE BEEN BUILT IN THE 18TH CENTURY
- KITCHEN & UTILITY/LAUNDRY ROOM
- FREEHOLD
- SUPERBLY PRESENTED WITH ROOM FOR IMPROVEMENT
- FOUR DOUBLE BEDROOMS
- BATHROOM & DOWNSTAIRS SHOWER ROOM
- SITUATED IN THE HISTORICAL PART OF EXWICK
- THREE RECEPTION ROOMS PLUS SUN ROOM
- GATED DRIVEWAY & LOVELY GARDENS



The Property

This beautiful detached home comes to the market for the first time in nearly 30 years and has been lovingly cared for in that time. Originally built in the 18th century and extended since, the property has character and charm in abundance, with many original and period features including sash windows and fireplaces. The property has three reception rooms on the ground floor including a lovely sitting room with double doors to the garden, a living room and spacious dining room. There is also a kitchen with fitted Rayburn, downstairs shower room, utility/laundry room and a sun room to the rear. The sun room would likely need to be replaced or restored but is a wonderful space to enjoy the afternoon sun. Completing the ground floor accommodation is a lean-to at the back of the house, currently used for storage and access to the sun room.

On the first floor there is a lovely landing area with space for a desk and a window to the front. There are four double bedrooms, all spacious rooms with wooden flooring and space for wardrobes. Bedrooms one and two both have sash windows to the front, giving a glimpse of the river and towards the city centre. Bedrooms three and four are to the back of the house, accessed from an inner hall. There is also a large bathroom with bath, shower mixer tap, W.C and wash hand basin.

Externally, the property sits within a good-sized plot with beautifully kept gardens to the front, rear and sides. The gardens include lovely planted flowers, shrubs and trees. There is also a pond to the rear with seating area, this also gives access to the sun room. There is a storage shed to the very back of the garden and a gated driveway to the front for one vehicle, with space for a further vehicle on the street. There is on street parking on Exwick Hill on a first come, first serve basis.

This charming home represents a fantastic opportunity to acquire a detached house in a quiet and sought-after location, while the property is in need of modernisation in places, it will be a wonderful home with both quality and quantity in equal measure. Viewing is highly recommended by the sole agent.

The Location

The property is located in the old part of Exwick village and is conveniently positioned for not only the city centre but also the main university campus and St Davids mainline railway station. There are shops in Exwick as well as bus services running to and from the city centre. There are glimpses of the river from the property and there river walks within minutes.

Directions

From the clocktower roundabout in the city centre, take New North Road in the direction of the main college and then take the next left into Hele Road. At the mini roundabout bear right onto St Davids Hill and at the next mini roundabout go straight. Then fork left and go over the level crossing into Station Road and at the 'T' junction turn right onto St Andrews Road and follow it around to the left before turning left into Exwick Hill. Continue up the hill and the property can be found towards the top on the right hand side.

Entrance Hall

Stairs to first floor, doors to living room and sitting room.

Living Room

Feature fireplace and sash window to front.

Sitting Room

Double aspect with window to front and double doors to side. feature open fireplace, access to kitchen.

Kitchen

Good sized space with fitted wall and base units. Gas fired Rayburn and freestanding oven with gas hob. Window to side, door through to laundry room and opening to dining room.

Dining Room

Generous room with sash window to side,

Utility/Laundry Room

Space and plumbing for washing machine and other appliances. Door to shower room and lean-to.

Shower Room

Walk-in shower, W.C and wash hand basin. Window to side.

Lean-To

Access to garden and sun room.

Sun Room

Large space that can be used for seating or even to grow exotic plants. Access to rear garden.

First Floor Landing

open area with desk space and doors to two bedrooms, a further door leads to the inner hall. Window to front.

Bedroom One

Large double room with period fireplace and sash window to front, giving lovely views.

Bedroom Two

Large double room with period fireplace and sash window to front giving lovely views.

Inner Hall

Doors to two further bedrooms and bathroom.

Bedroom Three

Large double room with sash windows to side.

Bedroom Four

Double room with opaque window to rear..

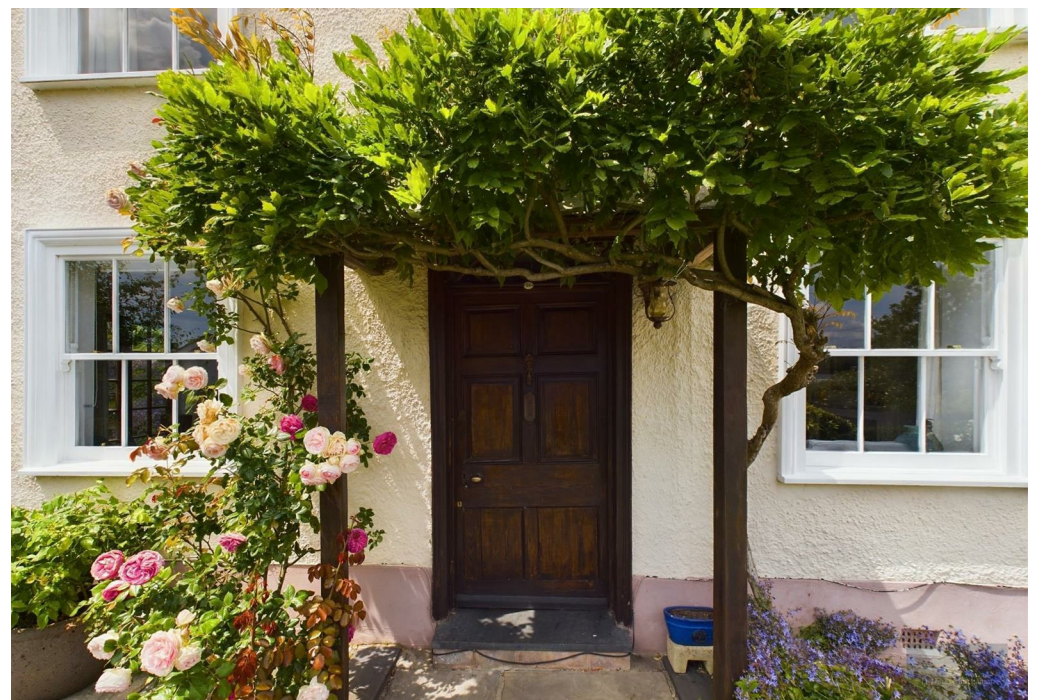
Bathroom

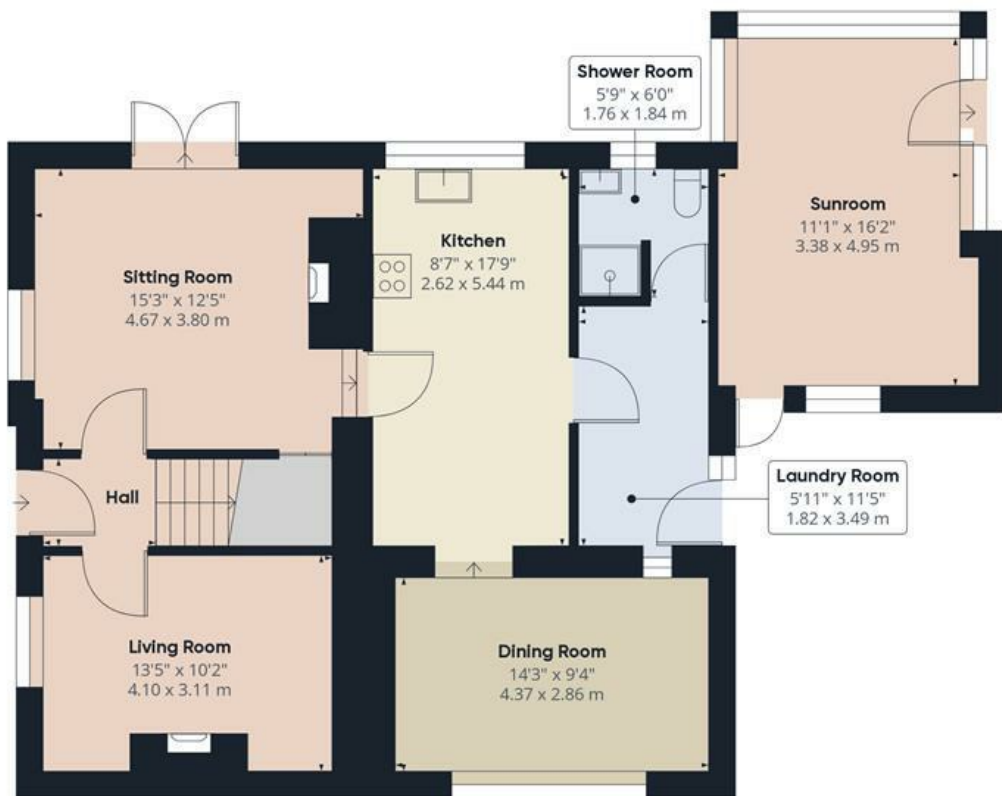
Bath with shower mixer tap, W.C and wash hand basin. Window to side.

Outside

Beautifully kept gardens to the front and sides. There is a seating area around the pond with access to the sun room. To the very end of the garden is a good sized storage shed. To the front there is a gated driveway for one vehicle, and space for a further vehicle in front of the gate.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1732.46 ft²

160.95 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

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Miscellaneous items

EPC: Ordered

Council Tax: F

Utilities: All main services

Authority: Exeter City

Tenure: Freehold

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